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United States Department of the Interior
Heritage Conservation and Recreation Service

National Register of Historic Places Inventory—Nomination Form

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See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic

and/or common Haffenreffer Brewery

2. Location

street & number Germania Street ___ not for publication

city, town Boston (Jamaica Plain) ___ vicinity of congressional district 9

state Massachusetts code 025 county Suffolk code 025

3. Classification

Category	Ownership	Status	Present Use	
___ district	___ public	_X_ occupied	___ agriculture	___ museum
_X_ building(s)	_X_ private	___ unoccupied	_X_ commercial	___ park
___ structure	___ both	___ work in progress	___ educational	___ private residence
___ site	**Public Acquisition**	**Accessible**	___ entertainment	___ religious
___ object	___ in process	_X_ yes: restricted	___ government	___ scientific
	___ being considered	___ yes: unrestricted	___ industrial	___ transportation
		___ no	___ military	___ other:

4. Owner of Property

name Clark Moving Company

street & number 29 Germania Street

city, town Boston ___ vicinity of state MA 02130

5. Location of Legal Description

courthouse, registry of deeds, etc. Suffolk County Registry of Deeds

street & number Pemberton Square

city, town Boston state Mass.

6. Representation in Existing Surveys

title Inventory of the Historic Assets of The Commonwealth of Mass. has this property been determined elegible? ___ yes _X_ no

date June 1979 ___ federal ___ state ___ county ___ local

depository for survey records Massachusetts Historical Commission

city, town Boston state Mass.

7. Description

Condition		Check one	Check one
___ excellent	___ deteriorated	___ unaltered	_X_ original site
___ good	___ ruins	_X_ altered	___ moved date _____
_X_ fair	___ unexposed		

Describe the present and original (if known) physical appearance

The Haffenreffer Brewery is an intact example of 19th and 20th century industrial architecture. Located in Jamaica Plain between two major commercial streets, Washington and Centre, it is surrounded by a dense residential urban neighborhood. Those streets which provide direct access to the site are Porter to the northeast, Brookside and Germania to the southeast, Merriam to the southwest and Amory to the northwest. Stonybrook traverses the site to the northwest; the brook has been in a culvert since the late 1870's when it became part of the drainage system for the emerald necklace designed by Frederick Law Olmsted. Set on an embankment behind the brook, a railroad had always been accessible to the brewery. This historic association will be continued with the new Orange Line, Amtrak Line, and station which are planned along the original railroad site.

The complex's buildings were constructed between 1877 and the 1960s, a period during which they functioned as a brewery under the name of Boylston and then Haffenreffer. As the brewery operations expanded and changed, buildings were added both horizontally and vertically to create a complex of sixteen buildings. The central open paved quandrangle onto which most of the buildings face, was formed by the intersection of Bismark and Germania Streets. By 1946, when the brewery reached its peak operation activities, neither the 5-acre site nor its surrounding area could accommodate any more major build-

As the buildings vary in construction dates, so do they in architectural detailing. Most of the buildings display form and details reflective of the Classical Revival style, although evidence of other styles exist too.

The buildings are labelled alphabetically and described in counterclockwise order.

BUILDING A, constructed before 1890, is a large hip-roofed brick structure crowned with cupola, rectangular in plan, and 2½ stories high. The 2-story eastern facade, facing Germania Street, displays symmetrical openings. The six windows on the 2nd story have granite lintels, above which are semicircular arches framing a projecting brick pattern. The large center opening is accented by an arch and gable which extends above the cornice line and holds an industrial hoist. Over the arch is a decorative brick-patterned panel. The windows on the ground floor are paired, each in the form of a tall narrow arch with granite sill.

The rear facade, facing Merriam Street, is 2½ stories high due to a land drop. Its brick-arched window openings are symmetrically arranged on each story.

Alterations: Building B was added to the northwest end of the building. On the front facade of Building A, a large multipane window has replaced several of the original openings on the first level. The original center opening on this level has been enlarged and topped with a new concrete lintel and row of brickwork.

BUILDING B is a 27' high brick addition to Building A which existed by 1890. The roof line of Building A intersects the gable of the addition. The brick decoration under the overhang was influenced by the brick on Building A's gable.

Alterations: The first level of the Germania Street facade is completely obscured by brick connector building. The ground floor openings on the northwest side are obscure by the addition of wooden garages.

BUILDING C is a small brick building on the corner of Bismark and Germania which was built in 1880 by James McMorrow to serve as the brewmaster's house. Originally a single-story octagonal building, its shape was drastically modified into a two-story rectangular plan. Its upper level windows are recessed into a slate shingled mansard roof. Each first floor window, topped with a relieving arch of decorative projecting bricks, has a granite sill supported by brick corbels. The corner of the north and west elevations has a 2-level projecting bay which faces the courtyard.

Besides the early alteration of plan and height, a new large multipane window is contained in the east facade.

BUILDING D is a brick 2-story structure on the complex's northwest corner which was built in 1880 by James McMorrow to serve as the boiler house. Its northwest elevation is angled to meet an adjacent building to the west. This facade is marked by seven irregularly spaced rectangular windows on the second story, beneath which runs a brick string course. The flat slate pitch roof supports an early vertical addition designed by Cleredon, Varney and Pike. It is a rectangular 2-story boiler room with large rectangular windows high-lighted by brick pilasters on the north and southwest walls.

BUILDING D1, constructed in the late 1880s, is a 3½-story brick and wood building enclosed by a shed roof. The west elevation's top level has six metal-clad half-louvered openings. The south facade's top level has two windows flanked by louvered openings. Its second story level is marked with four rectangular window openings. Horizontal concrete beams span the facade above and below each level of openings.

All wood frame sections were damaged by fire. All openings on the ground level surfac have been bricked-in or boarded up. An original opening on the Bismark Street facade is indicated by a large granite sill.

SMOKESTACK, of yellow brick, enhanced at its apex with a decorative brick geometric pattern in a contrasting color, descends to an octagonal red brick base. It joins a 2 story (20' high) wood structure.

BUILDING D2, a 3-story brick infill building between buildings D and E, is enclosed by a flat roof on which is set mechanical equipment. A top level with three rectangular windows was an early addition onto the original single level structure. Its original brick patterned cornice area is visible on the present Bismark Street facade. Three rectangular openings mark the facade of the first level. Each opening is topped with brick relieving arch which forms a continous line across the facade.

Alterations: All openings on the Bismark Street side have been boarded up.

BUILDING E's front portion, designed by M.W. FitzSimmons and built in 1877 by James McMorrow and Frederick Riedell, is 4 stories high and enclosed by a flat tin roof. Corbelled brick work decorates the cornice area. This Bismark Street facade contains 3 regularly spaced rectangular window openings on the 4th level, 2 square ones on the 3rd, 2 long rectangular ones on the 2nd, and a doorway set in the far right on the ground level. Each opening is capped by a brick relieving arch. FitzSimmons also designed the 2-story windowless brick rear addition which was built in 1877 by Michael Meechan.

Alterations to the Bismark Street facade: bricked-in second and third story windows, ground level openings removed and the wall surface bricked-in, and one 4th floor window opening elongated so that it intersects the cornice corbelling.

BUILDINGS F AND G are two similar buildings which were built by McMorrow and Riedell in 1877 to serve as the ice houses. Building F's architect is known to be M.W. FitzSimmons. The 3-story brick gable buildings are rectangular in plan. Both have slate pitch roofs; F has four cupolas whereas G has only one.

Symmetrically arranged openings mark the front Bismark Street facades. In each gable, there is a large center opening flanked by two smaller ones. Building F's rectangular center opening with a segmental relieving arch, is flanked by two oculi. Building G's center opening with semicircular arch, is flanked by rectangular ones with segmental arches. The 2nd level openings on Building G are two tall segmental arched ones flanking two shorter ones. Its ground floor contains two pairs of segmentally arched windows flanking the central entrance. Building F's facade also displays evidence of symmetrically arranged openings; its ground floor entrance is flanked by two small window openings.

Alterations: The center openings on the ground and second level have been expanded. Original openings have been bricked-in. The rear ground level facades were altered by the additions of a later 2-story extension to Building F, and a 2-story brick building, now completely enclosed, to G in 1880. Modern advertising signs are posted on the front facades of both F and G.

BUILDING H is a 2½-story flat roofed brick building. Its cornice area is decorated with a single projecting brick course. The Bismark Street facade contains 3 regularly-spaced brick arched window openings on the upper level, and one large center arched opening on the second level.

Alterations: All original openings have been bricked in, and a new doorway on the ground level was constructed to the left of the original arched doorway opening.

BUILDING I is a single-story brick building with a 2-story interior space. Its cornic has a corbelled brick area at the roof corners. The rectangular window openings, whic have granite lintels and sills, vary in widths and heights. The northeast facade contains six window openings, the northwest contains four plus a door, and the south-east contains six plus a door.

Alterations: Openings are blocked in, a refrigeration unit projects from the northeas facade and a small addition partly obscures the northwest facade.

BUILDING J is a single-story (32' high) concrete building which was constructed in 1925. Its southwest side contains a large receiving door, and its north side contains an entry door. Small square windows, which have been blocked in, wrapped the building

BUILDING K is a 2½-story brick building which was constructed in 1884 by Michael Meechan to serve as the brew manager's home and offices. Square in plan, the building has a slate hip roof with five gabled dormers. Corbelled brick work lies below a raking cornice. String courses exist on the facades near the top of the upper level windows, midway between the two levels and directly beneath the first level windows. Symmetrically arranged segmental arched windows are on all levels; five on the front and rear, four on the sides. The first level of the front Bismark Street facade contains a center door topped with a square window and segmental relieving arch.

Alterations: Modern advertising signs on the facades, and the replacement of one window on the west facade with two irregular openings.

BUILDING L is a single-story 20' high trapezoidal building, attached to the rear of Building K, which spans 19,000 square feet of the block bordering Bismark and Germania Streets. Since the turn of the century, a series of building activities developed the structure from a few scattered units to its present form. The last major connecting addition was built in 1914, and the final addition on the Germania Street facade was made between 1962 and 1977. This brick facade contains six large windows. The brick Bismark Street facade contains several large openings and three receiving doors. The Brookside facade is brown-shingled and the northeast facade is wood. The southwest angle contains a pedestrian entry.

BUILDING M is a 4-story rectangular brick building which was constructed in 1884. Eight vents (2 rows of 4 each) rise from a steeply canted roof. The cornice area contains brick corbelling on the north and east elevations. Four bays wide by sixteen bays deep, the building contains a symmetric pattern of segmental arched windows.

Alterations: Many window openings are bricked-in or boarded up.

8. Significance

Period	Areas of Significance—Check and justify below				
___ prehistoric	___ archeology-prehistoric	___ community planning	___ landscape architecture	___ religion	
___ 1400–1499	___ archeology-historic	___ conservation	___ law	___ science	
___ 1500–1599	___ agriculture	___ economics	___ literature	___ sculpture	
___ 1600–1699	_X_ architecture	___ education	___ military	___ social/ humanitarian	
___ 1700–1799	___ art	___ engineering	___ music	___ theater	
_X_ 1800–1899	_X_ commerce	___ exploration/settlement	___ philosophy	___ transportation	
_X_ 1900–	___ communications	_X_ industry	___ politics/government	___ other (specify)	
		___ invention			

Specific dates 1877-1960's **Builder/Architect** Michael Meechan, James McMorrow, Frederick Riedell/ M.W. FitzSimmons, Cleredon, Varney & Pike

Statement of Significance (in one paragraph)

The Haffenreffer Brewery retains integrity of location, design, setting, materials, and workmanship. Its structures illustrate almost 100 years of industrial architecture. The complex is also significant in that it represents the development of the brewing industry and the brewing process itself.

The brewing industry grew rapidly in the last quarter of the 19th century, creating over 400 breweries through the nation; at least 21 were in Boston and most of these were located along Stony Brook which ran through Jamaica Plain and Roxbury. This development was encouraged by a large scale German migration to the United States. Settling in Jamaica Plain and Roxbury, many of these immigrants found employment in the local breweries. Today, some original buildings exist at the sites of ten of these 19th century Boston breweries. Of these remaining ten breweries, four contain only a f[illegible] their original buildings, three contain basically a single structure with additions, and three (including Haffenreffer) exist as what appear to be original complexes of several brewery buildings. The Haffenreffer Brewery, though, is singular in Boston in the design of its complex. Its individual buildings face a quandrangle formed by the intersection of two streets, creating a campus-like central focus.

The Boylston Brewery, later known as the Haffenreffer Brewery, was originally under the ownership of Francis Peters and John Meehan. Its site was chosen for the features it offered to a brewery: the railroad, access to a main road (Washington Street), and nearby springs (a source of water used to brew the beer). The brewery began operations in the 1870s. German-born Rudolf Haffenreffer had become its owner by 1880. Under his direction, the brewery maintained a reputation for model treatment of its employees, particularly in training them in all phases of the brewing operation so that they could rotate responsibilities. With successive waves of European immigrants at the turn of the century, the Boston breweries continued to provide jobs for both skilled and unskilled workers. By 1901, Massachusetts Breweries Company had bought out eight of the Jamaica Plain and Roxbury breweries. The Haffenreffer Brewery, however, remained independent until 1933 when it was consolidated into the holdings of the New England Brewing Co. It was one of the few breweries which survived the period of Prohibition from 1918 to 1933. Of the 32 breweries which operated in the state in 1910, only 14 lasted until 1934, after which the number continued to decline.

Haffenreffer and Company joined other breweries in producing soft drinks from 1926 to 1933 and was then restored to beer brewing after Prohibition. Forced to close in 1964 [illegible] competition and union demands, it experienced one of the longest brewing histories [illegible] any 19th century Massachusetts brewery.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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The arrangement of buildings reveal the brewery's growth since its origin. Its main complex facing Bismark Street includes the earliest buildings, constructed in the last quarter of the 19th c. These structures, 3-6 stories high, conformed to the vertical brewing process. As the brewing process changed to a horizontal one, the later buildings reflected this; those buildings and additions constructed in the 1900s were single-story ones. The worker housing on Jess and Amory Streets, once thought to have been associated with the brewery, was actually built earlier and developed independent The Haffenreffer's original home, on the corner of Germania and Brookside, is privatel owned and separate from the brewery by deed.

9. Major Bibliographical References

1. Building Permits, Building Department, Boston City Hall
2. City Directories, 1880-1933
3. Friedrich, Manfred and Bull, Donald. The Register of U.S. Breweries, 1876-1976. Trumbull, Conn.: Holly Press, 1976.

10. Geographical Data

Acreage of nominated property aprox. 5 acres

Quadrangle name Boston South

Quadrangle scale 1"= 25,000

UMT References

	Zone	Easting	Northing
A	19	326570	4686620
B			
C			
D			
E			
F			
G			
H			

Verbal boundary description and justification

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
state	code	county	code

11. Form Prepared By

name/title Candace Jenkins, National Register Editor

Barbara Kaplan, Neighborh Development Corp. of Jamaica Plain

Diana Fillios, Boston Landmarks Commis

organization Massachusetts Historical Commission date Sept. 1980

street & number 294 Washington Street telephone (617) 727-8470

city or town Boston state Mass. 02108

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

___ national ___ state ___ local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature

title date

For HCRS use only

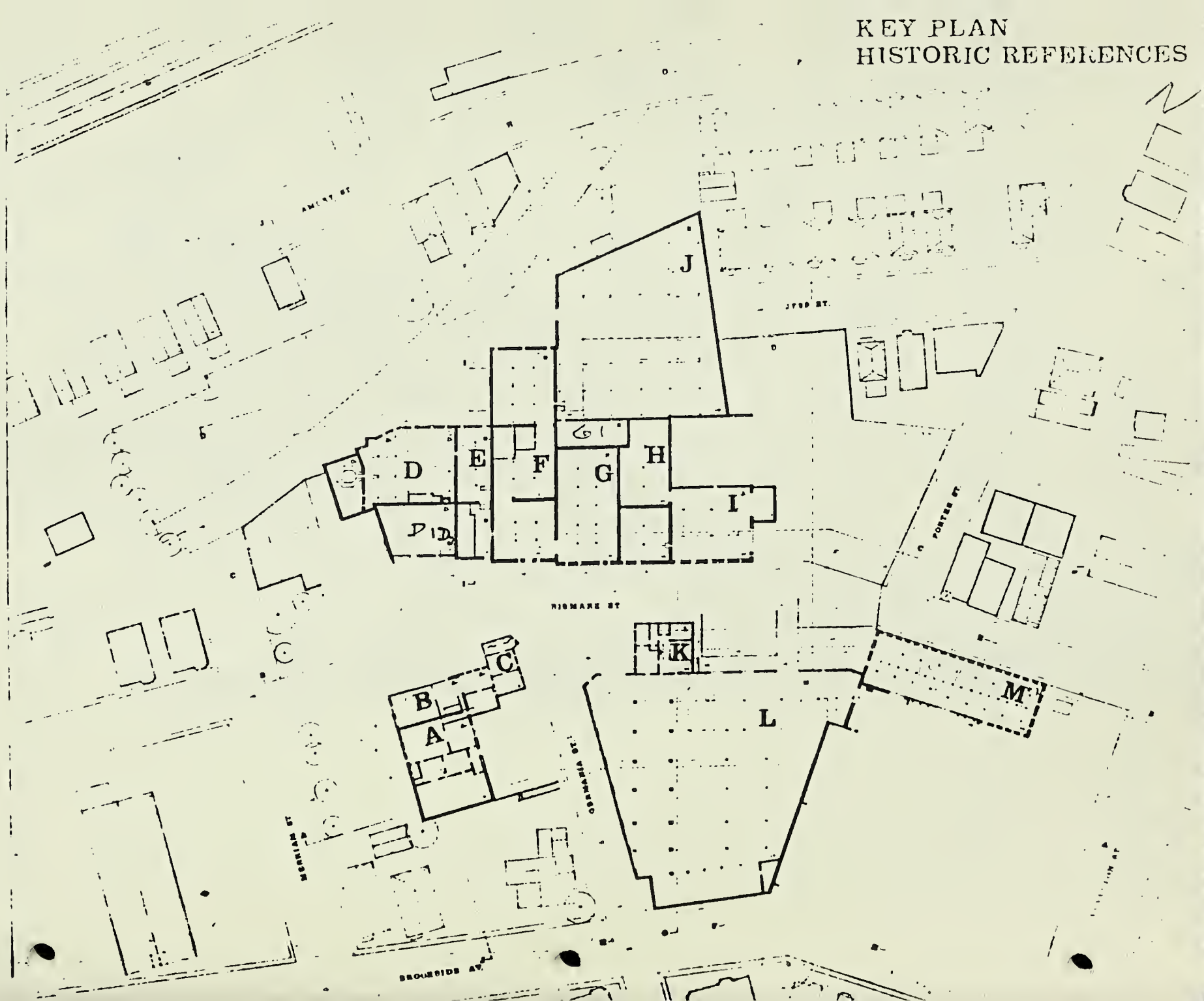
I hereby certify that this property is included in the National Register

date

Keeper of the National Register

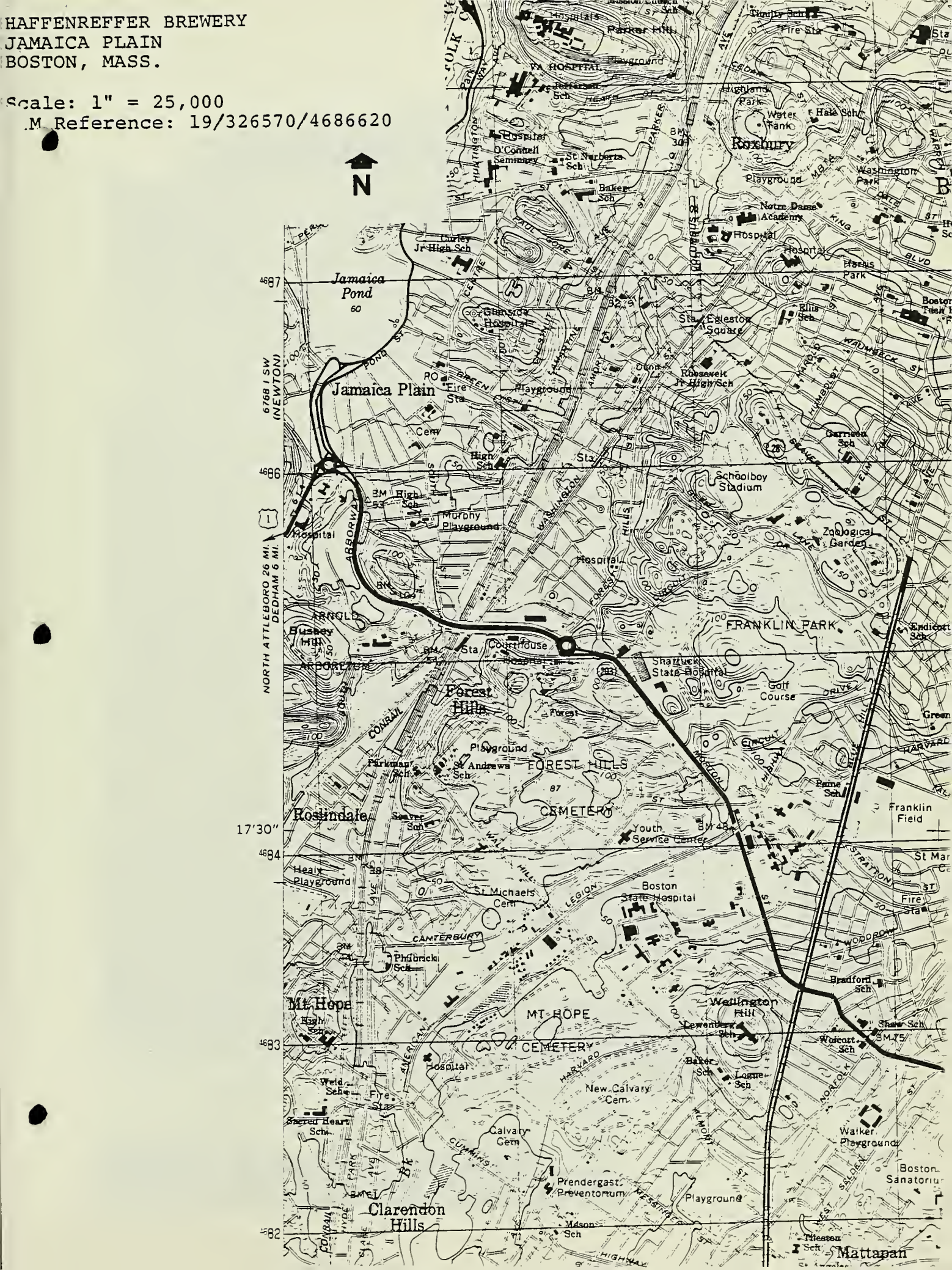
Attest: date

Chief of Registration


KEY PLAN
HISTORIC REFERENCES
J
D
E
F
G
H
I
K
L
M
A
B
C
BISMARK ST
PORTER ST
MERRIAM ST
OSBORNIA ST
BROADSIDE AV

HAFFENREFFER BREWERY
JAMAICA PLAIN
BOSTON, MASS.

Scale: 1" = 25,000
UTM Reference: 19/326570/4686620



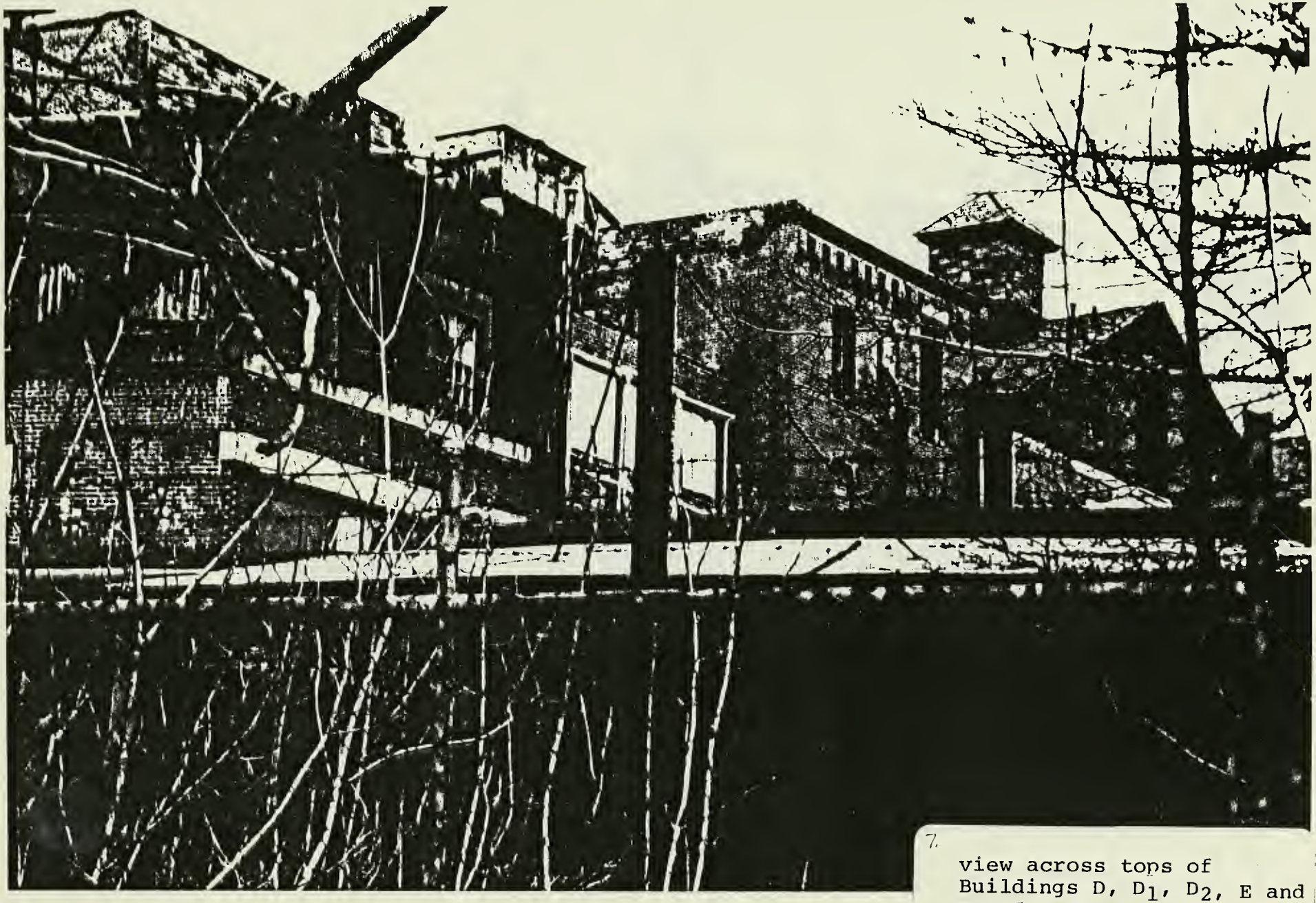
view of detail of Bldg. A
from the north

5.

view of Buildings A & C
from the northeast

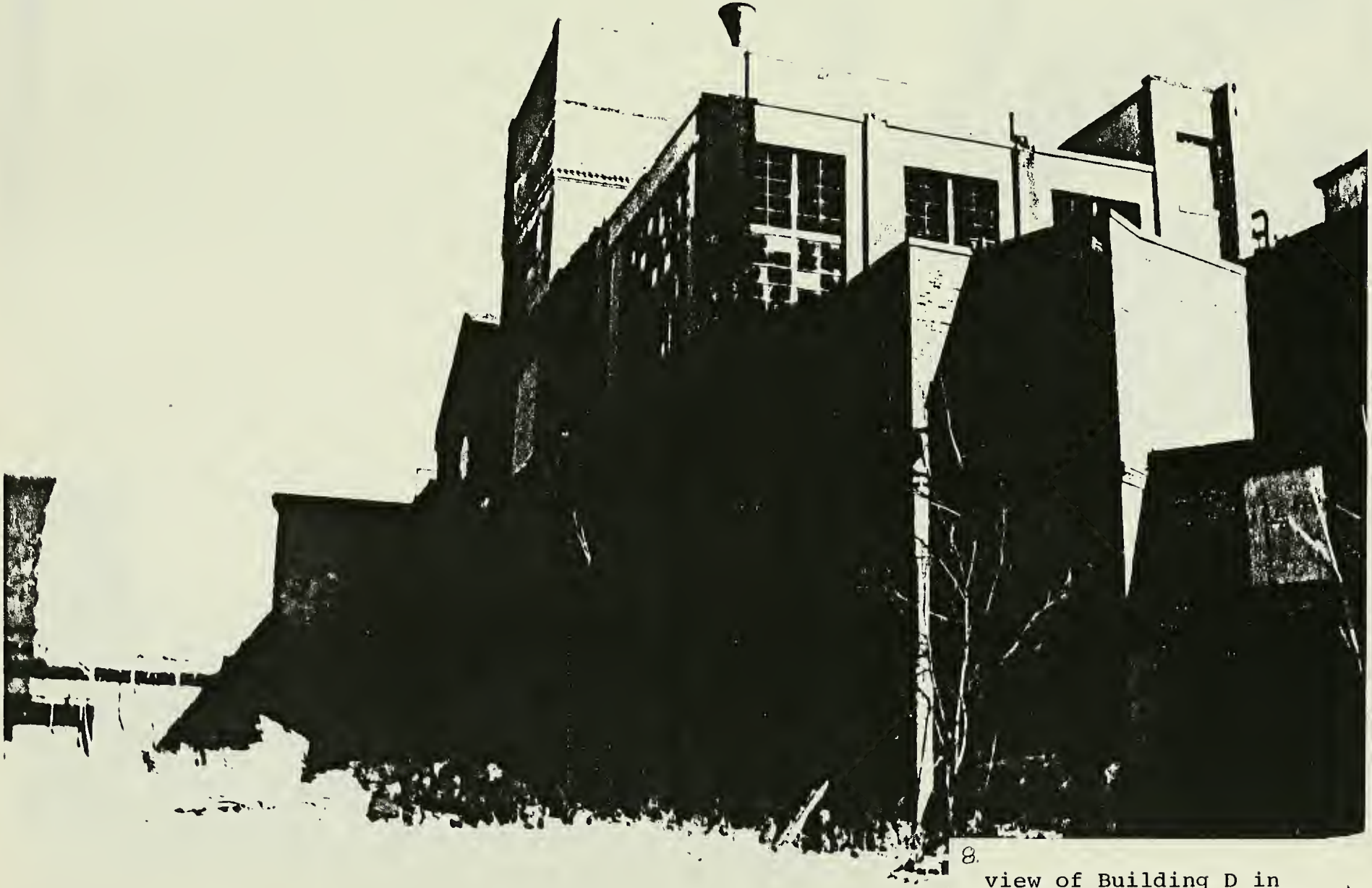
6.

view of rear of Bldg. B and across tops of D & E from the southeast



7.

view across tops of Buildings D, D_1, D_2, E and F from the south

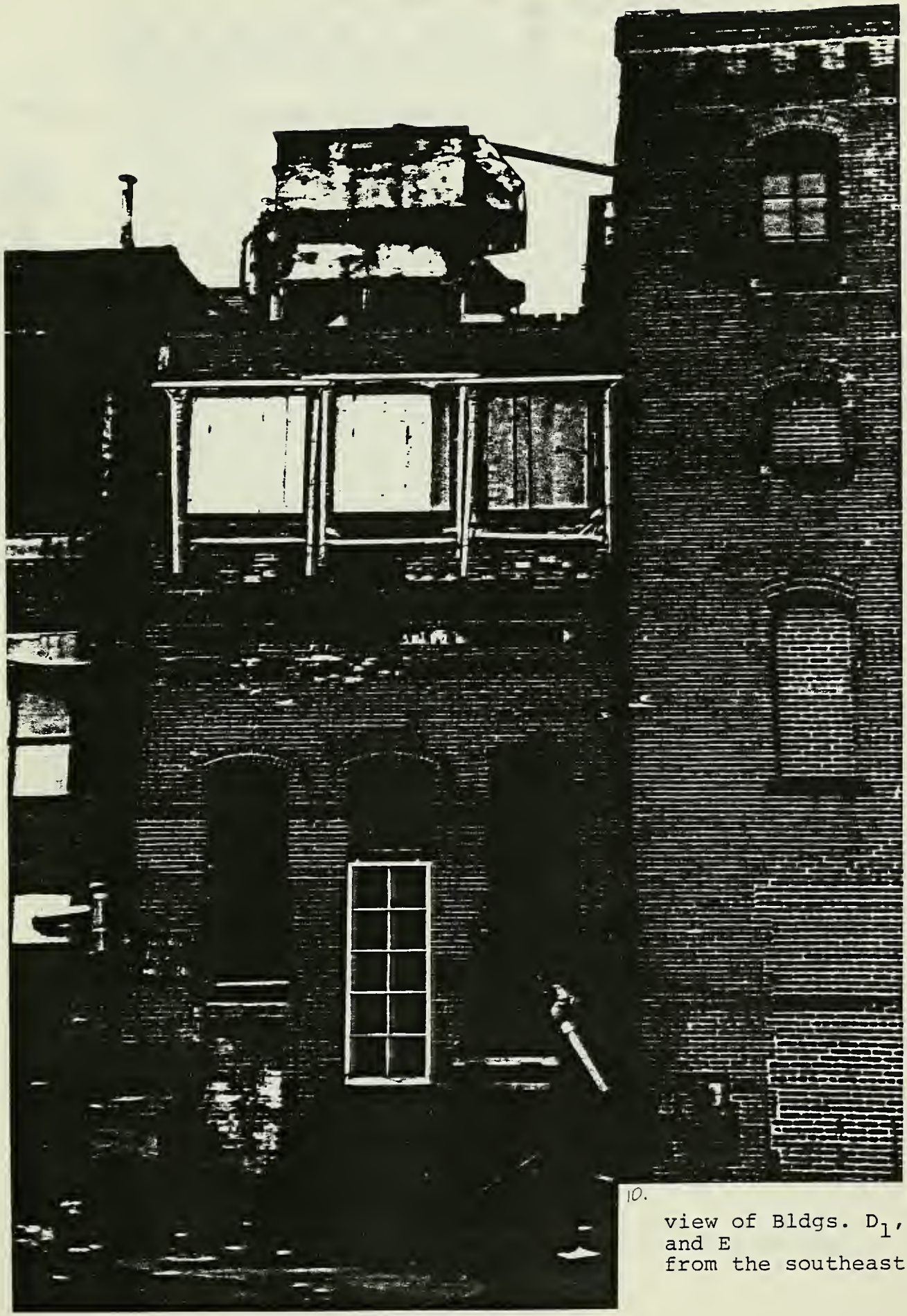


8.

view of Building D in foreground, and tops of Bldgs. E, F and G from the southwest

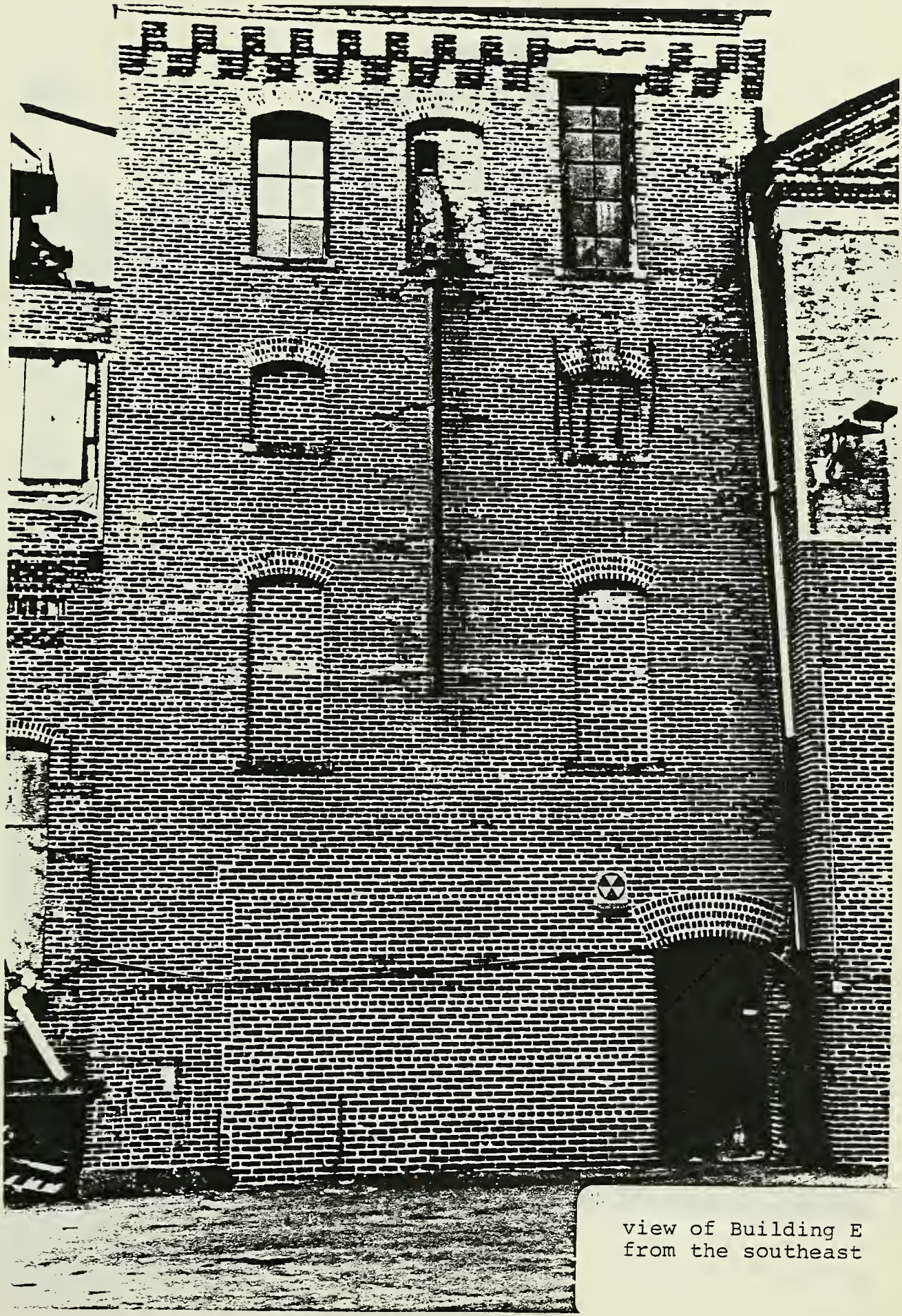
9.

view of Bldgs. D_1, D_2, E, F, and G from the east



10.

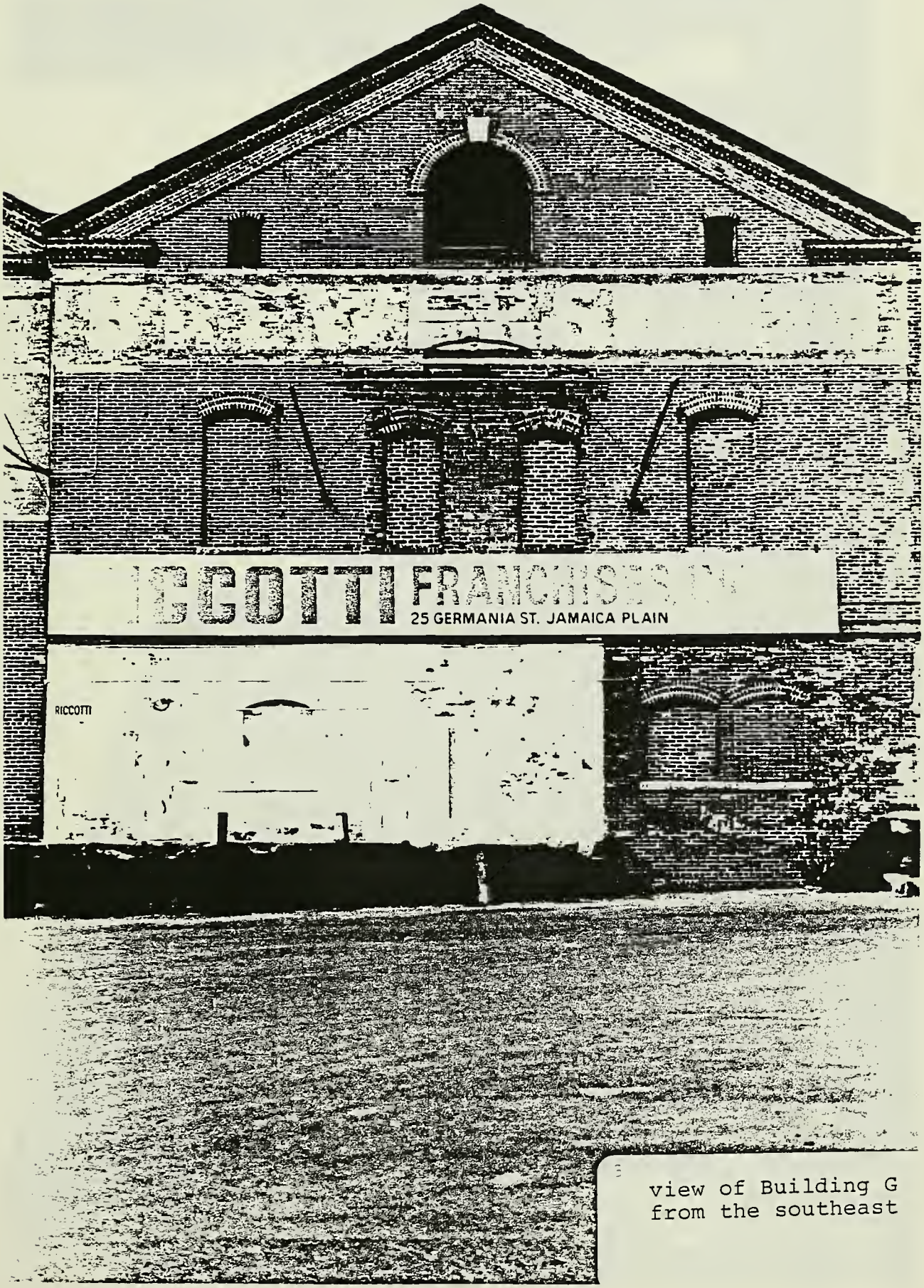
view of Bldgs. D_1, D_2, and E
from the southeast



view of Building E
from the southeast

2.

view of Building F
from the southeast



view of Building G
from the southeast

14.

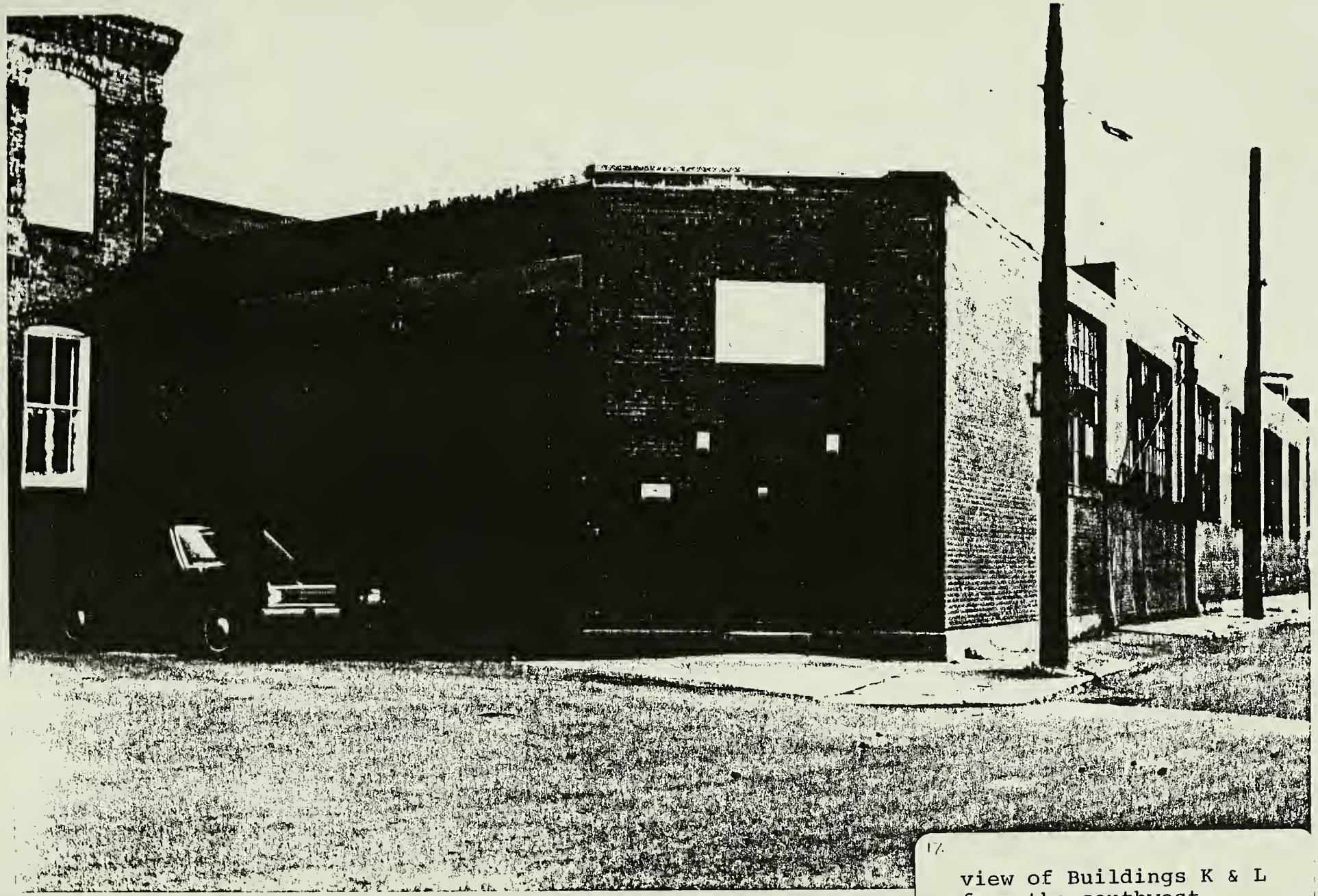
view of Buildings H & I
from the southeast

15.

view of Jess Street and
Building J
from the north

16.

view of Building K
from the southwest



17.

view of Buildings K & L
from the southwest